



## 16 Normanton House Hampton Court Park Road

Buxton, SK17 6GF

£275,000



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We are delighted to offer for sale this well presented and appointed ground floor purpose built apartment with two bedrooms both with en-suite bathrooms. Benefitting from sealed unit double glazing and gas fired central heating throughout, Normanton House benefits from a superb location and is within easy reach of the Pavilion Gardens, Buxton Opera House and the town centre and its many amenities. 16 Normanton House benefits from a security entrance system and offers spacious accommodation in this well managed development with allocated off road parking and communal, mature gardens. There is also a private lower ground storage cellar for the apartment. Internal viewing is highly recommended.

## DIRECTIONS:

From our Buxton office bear right and then left at the Spring Gardens roundabout onto Manchester Road. Take the third turning on the left onto St. John's Road. Proceed along St. John's Road and after a short while turn right onto Park Road where Normanton House can be seen on the right hand side.

## GROUND FLOOR

### Entrance Hall

13'0" x 4'4" (3.96m x 1.32m)

With built-in good sized storage cupboard and single radiator.

### Cloakroom

5'5" x 3'1" (1.65m x 0.94m)

With low level W.C., wall mounted washbasin, single radiator and extractor fan.

### Dining/Kitchen

16'4" x 12'7" (4.98m x 3.84m)

With tiled flooring throughout and fitted with a good quality range of base and eye level units and working surfaces, incorporating a one and a half bowl stainless steel single drainer sink unit with tiled splash backs. With breakfast bar, integrated four ring gas hob with extractor over, stainless steel oven and integrated dishwasher. With space and plumbing for a washing machine, cupboard housing a Worcester combination central heating and hot water boiler and sealed unit double glazed sash window looking to the communal gardens.

### Lounge/Dining Room

18'2" x 15'9" (5.54m x 4.80m)

With decorative stone fireplace surround and mantelpiece over incorporating a coal effect electric fire. T.V. aerial point, single radiator. and three sealed unit double glazed sash windows looking to the communal gardens.

### Bedroom One

14'8" x 12'10" (4.47m x 3.91m)

With single radiator and two sealed unit double glazed sash windows to outside.

### En-Suite Shower Room

8'10" x 3'4" (2.69m x 1.02m)

With fully glazed and tiled shower cubicle and shower, low level W.C., and pedestal washbasin. Extractor fan and heated towel rail.

## Bedroom Two

14'2" x 13'10" (4.32m x 4.22m)

With single radiator and sealed unit double glazed sash window to outside.

## En-Suite Bathroom

6'11" x 5'6" (2.11m x 1.68m)

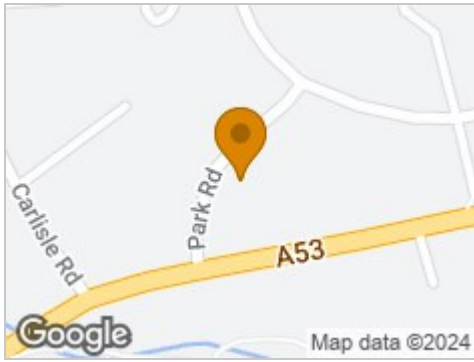
Fitted with a panelled bath with shower over, low level W.C. and pedestal washbasin. Extractor fan, heated towel rail, part tiled and frosted sealed unit double glazed sash window to outside.

## OUTSIDE

16 Normanton House has two allocated off road parking spaces and the development is served by communal gardens with planted areas and pathways etc.



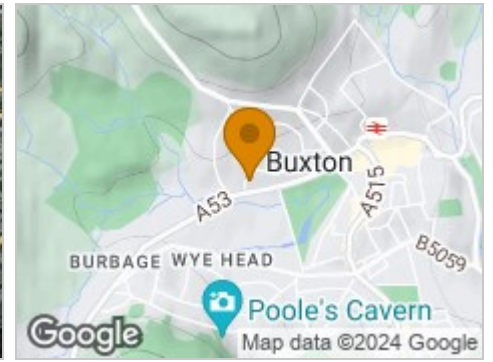
## Road Map



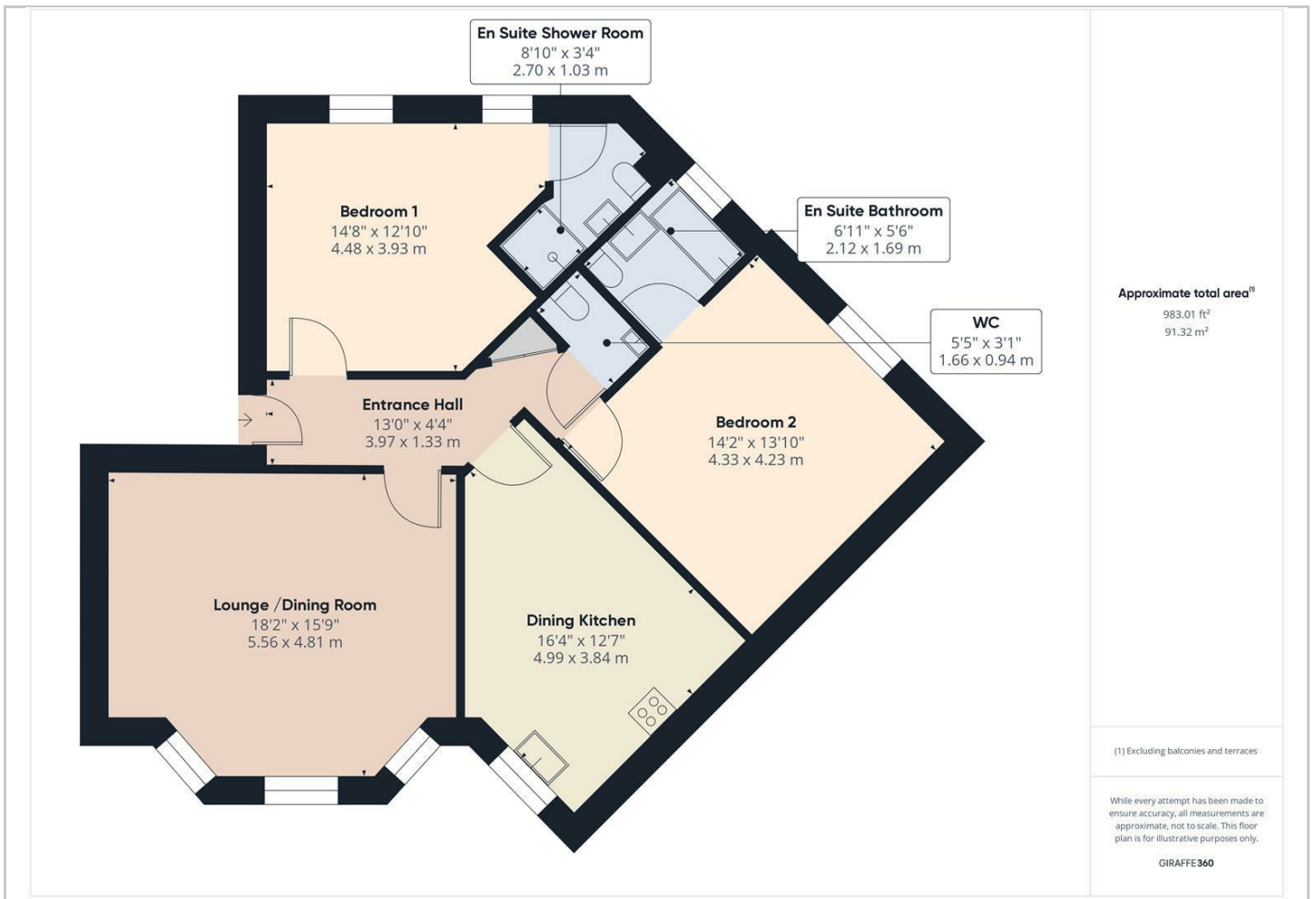
## Hybrid Map



## Terrain Map



## Floor Plan



## Viewing

Please contact our Jon Mellor & Company Office on 01298 24383 if you wish to arrange a viewing appointment for this property or require further information.

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## Energy Efficiency Graph

